

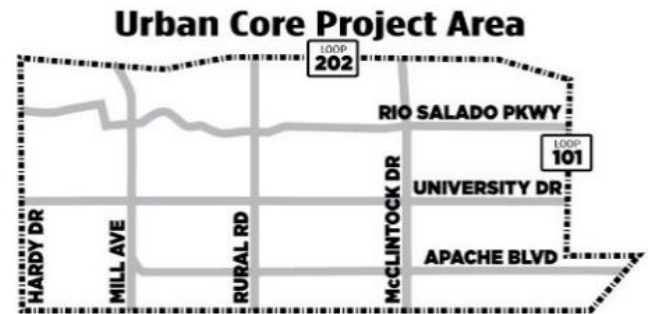


## *What's the purpose of the UCMP, UCD and DBP?*

Tempe's urban core is projected to grow substantially over the next 20 years, including a doubling of the population, 80 percent growth in housing units and more than 50 percent increase in hotel rooms, office and retail space.

Accommodating this growth requires careful planning to ensure that quality of life isn't compromised.

Currently, development projects are considered and approved on a case-by-case basis through a review and approval process by the City. The UCMP will provide policy-level guidance for decision making and offer design and planning guidelines toward a sustainable urban core. The UCD is a new opt-in zoning district that will promote transit and pedestrian-friendly development near light rail stations, streetcar stops and transit corridors. The DBP will allow developers to add more square footage (e.g., housing units or commercial space) in exchange for providing community benefits.



*Tempe's urban core reaches from Loop 202 on the north to the Union Pacific Railroad tracks on the south, and from Hardy Drive on the west to Loop 101/Tempe Canal on the east.*

## *How will the UCMP and UCD benefit the community?*

The UCMP and UCD will help make growth and development more predictable for developers and residents. As a result of properties opting into the UCD, Tempe will receive greater assurance about development projects through land use and development standards based on sound planning practices. Community benefits from the UCD may include:

- Active ground floor uses and pedestrian-friendly design standards
- Flexible mix of land uses in designated areas (e.g., residential and commercial in a single location)
- Creating more diverse housing types by allowing for a variety of multi-family and mixed-use developments
- Increased landscape and open space requirements
- Building frontage standards
- Outdoor gathering space requirements
- New district parking standards to minimize traffic impacts – creating an allowed parking maximum standard, requiring future-proof structures for parking beyond the allowed maximum, and allowing reduction of the minimum required parking through a Trip Reduction Plan
- Travel Demand Management strategies to help reduce trips generated by new developments
- Emphasis on historic preservation by providing an opt-in route for properties that assure historic preservation on site
- Strategies to help create a more sustainable community



The UCD and UCMP will provide property owners and developers with a clear understanding of the City's vision in these areas. Property owners and developers will benefit from the predictability provided by the UCD regulations and UCMP policies. By opting in to the UCD, property owners will be able to get property rezoned administratively through a streamlined decision-making process. Incentives for providing affordable housing, sustainability elements, historic preservation assurances and public amenities will be available to developments in the UCD and UCMP through the DBP.

### ***Why is Tempe also proposing a DBP?***

As a voluntary program within the UCD, the DBP goes a step further by allowing developers to add more square footage (e.g., housing units or commercial space) in exchange for providing community benefits – like including affordable/workforce housing units, providing sustainability elements in the development, preserving historic resources, or providing amenities that benefit the public. State law prohibits cities from *requiring* developers to provide community benefits; the DBP acts as an *incentive* for developers to provide those benefits in exchange for allowing more square footage.

The DBP asks developers to protect our historic resources, create affordable housing (on-site or in-lieu fees) or provide extra public open space if they want to exceed the density or building heights identified in the new UCD zoning district. In short, it provides a mechanism for gaining public benefits from developers that want to add more housing units or commercial space in their projects.

### ***Why can't the City just say no to further growth and development?***

Tempe's urban core is growing. Arizona Prop. 207, approved by voters in 2006, affords private property rights and significantly limits the ability of local governments to restrict private development. In other words, in Arizona a city can't just stop development on private property beyond what current zoning and existing processes allow.

### ***Why does the current TOD need to be updated?***

The current Transportation Overlay District (TOD) was created almost 15 years ago to help promote transit ridership and shape development around the light rail. We've learned a lot since then – and we're building the new Tempe Streetcar, which will begin operating in 2021. The UCD will provide an updated list of land use regulations and comprehensive design standards around the existing light rail and future streetcar routes.

### ***Why is the proposed UCD opt-in instead of mandatory?***

The UCD includes changes to land use, such as zoning and building heights. Creating the UCD as an opt-in zoning district ensures that the City doesn't violate Arizona Prop. 207.



### ***Why is a Major General Plan Amendment necessary?***

Because the UCMP and UCD include proposed new development patterns in some locations that would change densities and land uses, a Major General Plan Amendment (GPA) is required to support the vision included in the UCD and UCMP. The General Plan is designed to be a broad, flexible document that is legally amendable. Many decisions and events compel the General Plan to respond to the changing conditions, needs and desires of the community. The General Plan can be revised through city-initiated amendments, citizen/property owner requests or referenda (citizen petition and vote). Ultimately, the decision to amend the General Plan is in the hands of the City Council. The current GPA process is following state law and local code. A public vote is not required, as an annual update of this scale is contemplated in the City and State regulations.

### ***Does increased density necessarily result in increased height?***

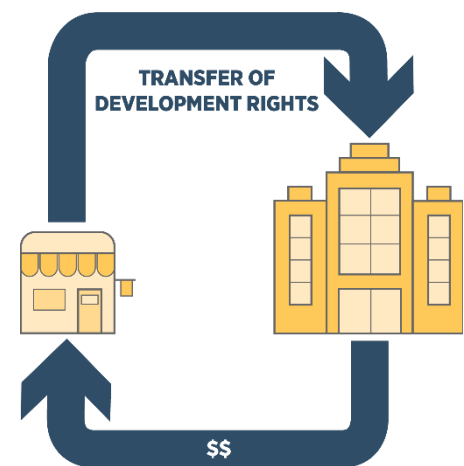
Density is a calculation of the number of residential units per acre. Increasing the allowed density doesn't always result in increased height. Some of the common benefits of increased density include: improved opportunities for workforce and affordable housing, reduced demand for vehicle travel, increased transit ridership and utilization of existing infrastructure capacities.

### ***What about the increased traffic that comes with development and greater density?***

The recommendations and design guidelines in the UCMP and UCD support increased use of public transit, biking and walking. Because most of the higher density growth is contemplated as mixed-use development on or near existing and planned transit corridors, people will have greater access to alternative modes of transportation and will make less drive-alone trips. Furthermore, both the UCMP and UCD include transportation demand management strategies to reduce the potential vehicular trips generated by new development. These strategies have been implemented in dozens of cities across the country and have been proven effective in mitigating the traffic impacts of development.

### ***What about historic properties?***

The DBP includes a targeted strategy to encourage property owners to preserve historically-eligible properties through a process called Transfer of Development Rights (TDR). TDR is a zoning technique used to permanently protect historic resources by allowing historically-eligible properties to redirect (or send) their development rights to another property in an area planned to accommodate growth and development. This exchange of development rights results in financial compensation (from the receiving property to the historically-eligible property) for choosing not to develop the historically-eligible property. In essence, the historic property landowners are given an option under municipal zoning to legally sever the development rights from their property and sell their development rights to another landowner or a real estate developer for use at a different location. The property from which the development rights have been severed is permanently protected through a conservation easement or a restrictive covenant.





## *How does a property owner get the Urban Code District and Urban Core Master Plan building heights?*

An applicant can obtain the Urban Code District building heights (and densities) by simply opting in to the Urban Code District zoning district. Additional square footage may be achieved through the voluntary Development Bonus Program. The Urban Core Master Plan heights can only be achieved by meeting the design guidelines and by providing public benefits through the Development Bonus Program, or through the Transfer of Development Rights for historically-eligible properties. This diagram provides a visual illustration of the heights achieved under the Underlying Zoning, the Urban Code District zoning district, the Urban Code District with Development Bonus Program, and the Urban Core Master Plan with Development Bonus Program.

